CITY COUNCIL REGULAR MEETING

OCTOBER 13, 2026 AT 6:00 PM

COUNCIL CHAMBERS - 1859 CITY CENTER WAY, JONESBORO, GA 30236

AGENDA

NOTE: As set forth in the Americans with Disabilities Act of 1990, the City of Jonesboro will assist citizens with special needs given proper notice to participate in any open meetings of the City of Jonesboro. Please contact the City Clerk's Office via telephone (770-478-3800) should you need assistance. This meeting will be held in-person and live streamed via Facebook and YouTube.

Facebook: https://www.facebook.com/CityofJonesboroGA
YouTube: https://www.youtube.com/@JonesboroGAGOV

I. CALL TO ORDER

II. ROLL CALL

III. INVOCATION

A. Invocation by Pastor Richie Howard of First Baptist Jonesboro.

IV. PLEDGE OF ALLEGIANCE

V. ADOPTION OF AGENDA

A. Council to consider approval and adoption of the Agenda.

VI. MAYOR'S PRESENTATION

A. Mayor's Report

VII. PRESENTATIONS

A. Acknowledgement of Breast Cancer Awareness Month

B. Proclamation regarding Code Compliance Month

C. Proclamation regarding National First Responders' Day - October 28th

VIII. PUBLIC COMMENTS (PLEASE LIMIT COMMENTS TO THREE [3] MINUTES)

IX. PUBLIC HEARING(S) & CONSIDERATION(S)

A. Public Hearing regarding **Variance #26-VAR-003** for property located at 106 South Main Street, Parcel No. 13241D C003, Jonesboro, Georgia 30236. The subject property is zoned H-1 (Historic District). The property consists of approximately 0.06 acres. The request is for a reduction in the minimum dwelling size standard for apartments.

Council to consider Variance #26-VAR-003.

B. Public Hearing regarding **Variance #26-VAR-004** for a property located at 129 Key Street, Parcel No. 12016C A003, Jonesboro, Georgia 30236. The subject property is zoned R-4 (Single-

Family Residential District). The property consists of approximately 0.23 acres. The request is for a reduction in the minimum dwelling size standard for a single-family detached dwelling.

Council to consider Variance #26-VAR-004.

C. **Public Hearing** regarding **Variance #26-VAR-005** for a property located at 0 Key Street, Parcel No. 12016C A004, Jonesboro, Georgia 30236. The subject property is zoned R-4 (Single-Family Residential District). The property consists of approximately 0.27 acres. The request is for a reduction in the minimum dwelling size standard for a single-family detached dwelling.

Council to consider Variance #26-VAR-005.

D. **Public Hearing** regarding **Zoning Appeal #26-APP-001** for a property located at 9174 Tara Boulevard, Parcel No. 06032A B007, Jonesboro, Georgia 30236. The subject property is zoned M-1 (Light Industrial District) and is in the Gateway South Overlay District. The property consists of approximately 3.22 acres. The appeal request is to allow for an auto body shop on the premises.

Council to consider Zoning Appeal #26-APP-001.

E. **Public Hearing** regarding adoption of the 2026 Comprehensive Plan Update.

Council to consider approval and adoption of the 2026 Comprehensive Plan Update.

F. **Public Hearing** regarding revisions to the boundaries of the Arts and Entertainment District Overlay, as shown in Article V, Sec. 86-114 of the Jonesboro Zoning Code.

Council to consider revisions to the boundaries of the Arts and Entertainment District Overlay.

X. CONSENT AGENDA

A. Council to consider approval of the Resolution and Phase II SCEI Grant Consulting Agreement, authorizing the consultant to proceed with the proposed procurement training and implementation support.

B. Council to consider approval of a Resolution Adopting a Surveillance, Video, and Audio Monitoring Policy.

Council to consider approval of the above Consent Agenda.

XI. OLD BUSINESS

A. Council to consider **26-REZ-003 Map Amendment (Rezoning)** for the property located at 0 Tara Blvd, Parcel No. 05239 241002, Jonesboro, Georgia 30236. The subject property is proposed to be rezoned from C-2 (Highway Commercial) to RM (Multi-Family) for an age-restricted, senior apartment community. The property consists of approximately 6.15 acres and is also located in the Gateway South Overlay District.

B. Council to consider **Conditional Use Permit #26-CUP-006** for the property located at 0 Tara Blvd, Parcel No. 05239 241002, Jonesboro, Georgia 30236. The subject property is proposed to be rezoned to RM (Multi-Family). The property consists of approximately 6.15 acres and is also located in the Gateway South Overlay District. The request is for an age-restricted, senior apartment community, which requires a conditional use permit in RM zoning.

C. Council to consider **Variance #26-VAR-002** for the property located at 0 Tara Blvd, Parcel No. 05239 241002, Jonesboro, Georgia 30236. The subject property is proposed to be rezoned to RM (Multi-Family). The property consists of approximately 6.15 acres and is also located in the Gateway South Overlay District. The request is for a reduction in the minimum apartment unit sizes for the proposed age-restricted, senior apartment community and other miscellaneous R-M zoning standards.

D. Council to discuss the Elected Official Initiative Funds Policy.

E. Council to discuss all invoices related to 100 Gloria Drive.

F. Council to consider entering into an agreement between the City of Jonesboro and Foxtrail 90 Lots, LLC regarding a Development Agreement for Foxtrail subdivision.

G. Council to review and consider approval the Battleground Park Redevelopment and/or Renovation.

H. Council to consider approval and adoption of "Look Book" - exterior color and material guidelines for the historic downtown.

I. Council to consider approval of invoice #9861 ($31,750.00) from Tabb & Tabb for additional hours related to the 2024 Annual Financial Statement Audit.

J. Council to discuss RFP 26-01, Solid Waste Services, and RFP 26-02, Employee & Organizational Survey.

XII. NEW BUSINESS

A. Council to consider approval and adoption of a resolution regarding SPLOST FY 21 original budget and SPLOST FY 21 revised budget:

1. Original Cost for approved Capital Projects $5,096,670

2. Revised Cost for approved Capital Projects $6,626,850

B. Council to consider approval and adoption of a resolution for FY 26 budget adjustments and transfers to clean up various line-items.

C. Council to discuss updates regarding the Department of Public Works.

D. Council to consider a Cell Phone Policy.

XIII. ECONOMIC DEVELOPMENT REPORT

A. Economic Development Report by Director Akuta for the month of September 2026.

XIV. FINANCE REPORT

A. Finance Report by Finance Director Slaton-Dixon. for August 2026.

XV. CITY MANAGER'S REPORT

A. City Manager's Report by City Manager Cole.

XVI. CITY ATTORNEY'S REPORT

A. City Attorney's Report by City Attorney Nix Wiley.

XVII. REPORT OF CITY COUNCILMEMBERS

XVIII. OTHER BUSINESS

A. Council to consider entering Executive Session for the purpose of discussing litigation, real estate, or personnel matter(s).

B. Council to consider reconvening the Public Session.

C. Council to consider approval of the Executive Session Affidavit and Minutes.

D. Council to consider any action(s), if necessary, based on decision(s) made in Executive Session.

XIX. ADJOURNMENT

Please note that this agenda is subject to change.